



CERTIFICATION OF TAX DEED APPLICATION

Section 197.502 and 197.542, Florida Statutes

RA-513
rev. 07/19
Page 1 of 2

Part 1: Tax Deed Application Information

Applicant	GREYMORR FL LLC 5002 DODGE ST, 203 OMAHA NEBRASKA 68132	Apply Date	04/17/2026
		TDA Number	202600248
Owner	FOLDY RICHARD & FRENETTE BRENDA K & BACON DEBBIE A 5117 SANCERRE CIR LAKE WORTH FLORIDA 33463-7473	Certificate *	13713
		Issue Date	05/31/2024
Property Description	PINE RIDGE SOUTH III COND BLDG 324 UNIT B-1	Parcel ID	18-42-44-26-15-324-0021
		Alternate Parcel ID	101670482

Column 1

Column 2

Column 3

Column 4

Column 5

Column 6

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Certificate Number	Date of Certificate Sale	Face Amount of Certificate	Interest	Tax Collectors Fee	Total (Columns 3+4)
13713 *	05/31/2024	\$2,628.67	\$131.43		\$2,760.10
Part 2: Total					\$2,760.10

* Applying Certificate

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Certificate Number	Date of Other Certificate Sale	Face Amount of Other Certificate	Interest	Tax Collectors Fee	Total (Columns 3+4+5)
14317	05/31/2025	\$2,840.32	\$143.20	\$6.25	\$2,989.77
Part 3: Total					\$2,989.77

Part 4: Tax Collector Certified Amounts (lines 1-8)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (Total of Parts 2 and 3 above)	\$5,749.87
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$2,862.67
4. Property information report fee(s)	\$300.00
5. Tax Collector application fee(s)	\$150.00
6. Clerk of Court application fee(s)	\$10.60
7. Interest accrued by tax collector under s. 197.542, F.S. (see Tax Collector Instructions, page 2)	\$544.39
8. Total of lines 1 through 7	Part 4: Total \$9,617.53

AUG 06 2026

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Lori Doolin

Signature, Tax Collector or Designee

Palm Beach County, Florida

08/05/2026

Date

Send this certification to the Clerk of Court by 10 days after the date signed. See instructions on Page 2.

TK
YL



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Column 1 Column 2 Column 3 Column 4 Column 5 Column 6

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Lori Doolin

Signature, Tax Collector or Designee

Palm Beach County, Florida

08/05/2026

Date

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Section 197.502 and 197.542, Florida Statutes

Part 5: Clerk of Court Certified Amounts (lines 9-18)

9. Tax deed processing fee(s)	
10. Certified or registered mail charge(s)	
11. Advertising charge(s) (see s.197.542, F.S.)	
12. Certificate of notice recording fee(s)	
13. Sheriff's fee(s)	
14. Interest (see Clerk of Court Instructions, page 2)	
15. Total of lines 9 through 14 Total	
16. Redemption fee(s)	\$6.25
17. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502, F.S.	
18. Statutory Opening Bid (Total of lines 8, 15, 16 and 17) Part 5: Total	

Palm Beach County, Florida

Signature, Clerk of Court or Designee

Date of Sale

INSTRUCTIONS

Tax Collector (Complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 6.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Add Columns 3, 4, and 5 and enter the amount in Column 6.

Part 4: Tax Collector Certified Amounts (lines 1-8)

Line 1: Enter the total of Part 2 plus the total of Part 3 above.

Line 7: Interest accrued by tax collector.

Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 7**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060, Florida Administrative Code.

Line 8: Enter the total of lines 1-7.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S. Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (Complete Part 5)

Part 5: Clerk of Court Certified Amounts (lines 9-18)

Line 14: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of line 8, minus line 7, plus lines 9 through 13. Enter the amount on line 14.

Line 15: Enter the total of lines 9-14. Complete lines 16-17, if applicable.

Line 18: Enter the total of lines 8, 15, 16, and 17.



APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

RA-512, R.04/18
Page 1 of 1

To: Tax Collector of **Palm Beach** County, Florida
Re: 18-42-44-26-15-324-0021

I, **GREYMORR FL LLC, 5002 DODGE ST, 203 OMAHA, NEBRASKA, 68132**, hold the listed tax certificate and submit them to the tax collector.

Certificate Number	Date	Legal Description
13713 *	05/31/2024	PINE RIDGE SOUTH III COND BLDG 324 UNIT B-1

* = Applying Certificate

I agree to:

- pay all delinquent taxes,
- redeem all outstanding tax certificates plus interest, and
- pay any delinquent, omitted, or current taxes and interest covering the property.

I agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the tax certificate on which this application is based, and all other certificates on the same property or of the same legal description.

GreymorrFL (Ryan Halpin)
Applicant's Signature

04/17/2026
Date



Anne M. Gannon

Tax Collector

301 North Olive Avenue
3rd Floor
West Palm Beach, FL 33401
Phone: (561) 355- 6385
Fax: (561) 355- 6760
www.pbctax.com

**Persons To Notify of Pending Tax Deed Application
Pursuant to Florida Statute 197.522**

PARCEL ID NUMBER:18-42-44-26-15-324-0021

CERTIFICATE:13713

YEAR:2023

HOMESTEAD: No

ASSESSED VALUE: \$120,073.00

LAST ASSESSED PARTY ON TAX ROLL:

FOLDY RICHARD & FRENETTE BRENDA K & BACON DEBBIE A

5117 SANCERRE CIR
LAKE WORTH, FLORIDA 33463-7473 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

GREYMORR FL LLC
5002 DODGE ST, 203
OMAHA, NE 68132

PINE RIDGE SOUTH III CONDOMINIUM
ASSOCIATION, INC.
300 KNOTTY PINE CIRCLE
LAKE WORTH, FL 33463

PINE RIDGE SOUTH III CONDOMINIUM
ASSOCIATION, INC.
C/O TRITON PROPERTY MANAGEMENT
900 E. INDIANTOWN ROAD, SUITE 210
JUPITER, FL 33477



265 Palmetto Drive, Miami Springs, FL 33166
Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 13713-2024

PCN: 18-42-44-26-15-324-0021

Effective Date and Time: July 29, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

RICHARD FOLDY, BRENDA KAY FRENETTE and DEBBIE ANN BACON, by virtue of Order of Summary Administration recorded on 3/22/2024 in Official Records Book 34906, Page 712

Address as shown in vesting document:

Richard Foldy
5117 Sancerre Circle
Lake Worth, Florida 33463

Brenda Kay Frenette
34539 Blackfoot
Westland, Michigan 48185

Debbie Ann Bacon
1386 Arbol Grande Circle
Port Orange, FL 32129

3. Legal description as described in vesting instrument:

As to Richard Foldy

166 interest in real property described as Condominium Unit 324-B1(a/k/a Unit B1, Building 324), PINERIDGE SOUTH III CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in the Official Records Book 3504, Page 1830, as amended from time to time, of the Public Records of Palm Beach County, Florida

As to Brenda Kay Frenette and Debbie Ann Bacon

167 interest in real property described as Condominium Unit 324-B1(a/k/a Unit B1, Building 324), PINERIDGE SOUTH III CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in the Official Records Book 3504, Page 1830, as amended from time to time, of the Public Records of Palm Beach County, Florida.



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 13713-2024

PCN: 18-42-44-26-15-324-0021

NOTICE SCHEDULE

Instruments and matters found of record to be noticed:

1. Mortgage status:

NONE

2. Probate matters found of record:

NONE

3. Bankruptcy Cases of record:

NONE

4. Liens/Judgments/Other matters that may affect title:

- Lien recorded 12/2/2019 in Official Records Book 31060, Page 1949
- Lien recorded 8/25/2015 in Official Records Book 27760, Page 1319

Palm Beach County Water Utilities Department
Collections Section
9045 Jog Road
Boynton Beach, Florida 33472

5. Also notify:

Pine Ridge South III Condominium Association, Inc.
300 Knotty Pine Circle
Lake Worth, FL 33463

Mailing Address

c/o Triton Property Management
900 E. Indiantown Road, Suite 210
Jupiter, FL 33477

NOTE: Tax Assessment Roll Information:

PCN:	18-42-44-26-15-324-0021
Legal Description:	PINE RIDGE SOUTH III COND BLDG 324 UNIT B-1
Name Last Assessed:	FOLDY RICHARD & FRENETTE BRENDA K & BACON DEBBIE A
Address:	5117 SANCERRE CIR LAKE WORTH FL 33463 7473



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 13713-2024

PCN: 18-42-44-26-15-324-0021

DISCLAIMER AND SIGNATURE PAGE

DISCLAIMER:

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THE ATTACHED SEARCH IS PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE USER NAMED ABOVE AND INCLUDES A LISTING OF THE OWNER(S) OF RECORD OF THE LAND DESCRIBED HEREIN TOGETHER WITH A LISTING OF ALL OPEN OR UNSATISFIED LEASES, MORTGAGES, JUDGMENTS, AND ENCUMBRANCES RECORDED IN OFFICIAL RECORD BOOKS OF PALM BEACH COUNTY, FLORIDA THAT APPEAR TO ENCUMBER THE TITLE TO SAID LAND. IT IS THE RESPONSIBILITY OF THE PARTY NAMED ABOVE TO VERIFY RECEIPT OF EACH DOCUMENT LISTED. THIS SEARCH IS NOT INTENDED TO INCLUDE EASEMENTS, RESTRICTIONS, NOTICES OF UNRECORDED MATTERS OR OTHER DOCUMENTS NOT LISTED ABOVE. ANY MENTION OF SUCH MATTERS ON THE SEARCH HAVE BEEN ADDED FOR INFORMATIONAL PURPOSES AT THE REQUEST OF THE USER NAMED ABOVE AND WITH NO LEGAL OPINION (INTENTIONAL OR IMPLIED).

THIS REPORT DOES NOT INSURE OR GUARANTEE THE VALIDITY OR SUFFICIENCY OF ANY DOCUMENT ATTACHED NOR IS TO BE CONSIDERED A TITLE INSURANCE POLICY, AN OPINION OF TITLE, A GUARANTEE OF TITLE OR ANY OTHER FORM OF GUARANTY OR WARRANTY OF TITLE. THIS SEARCH SHALL NOT BE USED FOR THE ISSUANCE OF ANY TITLE INSURANCE POLICY OR FORM.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

THIS COMPANY, in issuing the Property Information Report (hereinafter referred to as the "Report"), assume no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid. The Company's liability for this Report is limited to \$300.00 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Dated: July 31, 2026
GDC Group, LLC

Melanie Garcia

13713-2024

Property Detail

Location Address : 324 KNOTTY PINE CIR B1
Municipality : GREENACRES
Parcel Control Number : 18-42-44-26-15-324-0021
Subdivision : PINE RIDGE SOUTH III COND DECL FILED 4-21-81
Official Records Book/Page : 34906 / 712
Sale Date : 12/18/2018
Legal Description : PINE RIDGE SOUTH III COND BLDG 324 UNIT B-1

Owner Information**Owner(s)**

FOLDY RICHARD &
 FRENETTE BRENDA K &
 BACON DEBBIE A

Mailing Address

5117 SANCERRE CIR
 LAKE WORTH FL 33463 7473

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/18/2018	\$0	34906 / 00712	SUMMARY ORDER	FOLDY RICHARD &
05/21/2012	\$44,000	25241 / 00107	WARRANTY DEED	FOLDY MILDRED &
08/01/1985	\$38,900	04641 / 01582	WARRANTY DEED	MULLALY WILLIAM J
06/01/1981	\$45,300	03558 / 00718	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Total Number of Units Per Parcel : 1

***Total Square Feet :** 937

Acres :

Property Use Code : 0400—CONDOMINIUM

Zoning : RM-2—RESIDENTIAL MEDIUM DENSITY-2 (18-GREENACRES)

Building Details**Structural Details****Structural Element for Building 1****Sketch for Building 1**

Name	PINE RIDGE SOUTH III CONDO
Area	937
Year Built	1981
No of Bedroom(s)	2
No of Bath(s)	2
No of Half Bath(s)	
Exterior Wall 1	MSY: CB STUCCO
Air Condition DESC	HTG & AC
Heat Type	FORCED AIR DUCT
Exterior Wall 2	NONE
Roof Structure	WOOD TRUSS
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	1

Subarea and Square Footage for Building 1

Code Description	square Footage
No data found	

No Image Found

Property Extra Feature

Description	Year Built	Units
Fin Screen Porch	1983	88

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$147,297	\$147,262	\$135,265	\$107,265	\$86,265
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$147,297	\$147,262	\$135,265	\$107,265	\$86,265

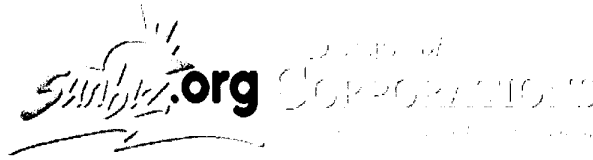
Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$120,073	\$109,157	\$99,234	\$90,213	\$82,012
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$120,073	\$109,157	\$99,234	\$90,213	\$82,012

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$2,466	\$2,328	\$2,144	\$1,887	\$1,695
NON AD VALOREM	\$292	\$279	\$276	\$269	\$261
TOTAL TAX	\$2,758	\$2,606	\$2,420	\$2,155	\$1,956

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcapao.gov



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

PINE RIDGE SOUTH III CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 754522
FEI/EIN Number 59-2083892
Date Filed 10/08/1980
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/05/1994

Principal Address

300 KNOTTY PINE CIRCLE
LAKE WORTH, FL 33463

Changed: 01/24/2000

Mailing Address

c/o Triton Property Managment
900 E. Indiantown Road
Suite 210
Jupiter, FL 33477

Changed: 01/17/2024

Registered Agent Name & Address

KAYE BENDER REMBAUM, P.L.
1200 PARK CENTRAL BLVD. SOUTH
POMPANO BEACH, FL 33064

Name Changed: 07/08/2025

Address Changed: 07/08/2025

Officer/Director Detail

Name & Address

Title President

Kornacki, Thomas
c/o Triton Property Managment
900 E. Indiantown Road
Suite 210
Jupiter, FL 33477

Title VP

Cross, Dean
c/o Triton Property Managment
900 E. Indiantown Road
Suite 210
Jupiter, FL 33477

Title Secretary

Composto, Angela
c/o Triton Property Managment
900 E. Indiantown Road
Suite 210
Jupiter, FL 33477

Title Treasurer

Debisingh, Surin
c/o Triton Property Managment
900 E. Indiantown Road
Suite 210
Jupiter, FL 33477

Title Director

Burt, Kathy
c/o Triton Property Managment
900 E. Indiantown Road
Suite 210
Jupiter, FL 33477

Title Director

Sponzo, Nancy
c/o Triton Property Managment
900 E. Indiantown Road
Suite 210
Jupiter, FL 33477

Title Director

Linger, Virgil
c/o Triton Property Managment
900 E. Indiantown Road

Suite 210
Jupiter, FL 33477

Title Director

Moore, Herbert
c/o Triton Property Managment
900 E. Indiantown Road
Suite 210
Jupiter, FL 33477

Title Director

Paniccia, Mario
c/o Triton Property Managment
900 E. Indiantown Road
Suite 210
Jupiter, FL 33477

Annual Reports

Report Year	Filed Date
2024	01/17/2024
2025	01/29/2025
2026	01/30/2026

01/30/2026 -- ANNUAL REPORT	View image in PDF format
07/08/2025 -- Reg. Agent Change	View image in PDF format
01/29/2025 -- ANNUAL REPORT	View image in PDF format
01/17/2024 -- ANNUAL REPORT	View image in PDF format
08/31/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
07/10/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
06/19/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
04/21/2023 -- ANNUAL REPORT	View image in PDF format
07/15/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
05/25/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
04/11/2022 -- ANNUAL REPORT	View image in PDF format
01/14/2021 -- ANNUAL REPORT	View image in PDF format
02/06/2020 -- ANNUAL REPORT	View image in PDF format
04/16/2019 -- ANNUAL REPORT	View image in PDF format
01/22/2018 -- ANNUAL REPORT	View image in PDF format
01/26/2017 -- ANNUAL REPORT	View image in PDF format
03/15/2016 -- ANNUAL REPORT	View image in PDF format
03/09/2015 -- ANNUAL REPORT	View image in PDF format
02/05/2014 -- ANNUAL REPORT	View image in PDF format
03/05/2013 -- ANNUAL REPORT	View image in PDF format
01/27/2012 -- ANNUAL REPORT	View image in PDF format

<u>02/01/2011 -- ANNUAL REPORT</u>	View image in PDF format
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<u>03/17/2009 -- ANNUAL REPORT</u>	View image in PDF format
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<u>01/25/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/03/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/16/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/12/2004 -- ANNUAL REPORT</u>	View image in PDF format
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<u>01/24/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/27/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/16/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/18/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/26/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/31/1995 -- ANNUAL REPORT</u>	View image in PDF format